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'99 SEP -2 A9:40

AMY HARVEY, CLERK
BY ~~C. Hagan~~
DEPT

8 IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
9 IN AND FOR THE COUNTY OF WASHOE

10 IN THE MATTER OF THE ESTATE

11 OF

Case No. CV98-07540

12 RUTH G. HUTCHINS

Dept. No. PR

13 Deceased.

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16 **ORDER TERMINATING INTEREST OF RICHARD M. HUTCHINS AND CONFIRMING**
17 **SALE OF REAL PROPERTY**

18 The Report of Sale of Real Property and Petition for Confirmation filed by JOYCE BLACK as
19 the duly appointed Executrix on behalf of the Estate of RUTH G. HUTCHINS, Deceased, having come
20 on regularly for hearing before the undersigned District Judge on the September 2, 1999, the Court
21 having examined the same and a hearing thereon being had, the Court finds as follows:

22 1. That on January 7, 1999, JOYCE BLACK was appointed as the Executrix of the Estate
23 of RUTH G, HUTCHINS with Letters Testamentary being issued by the above entitled Court on that
24 date; that since then said Letters have never been revoked or suspended; and that JOYCE BLACK is and
25 since January 7, 1999, has been the duly appointed, qualified and acting Executrix of the Estate of
26 RUTH G. HUTCHINS, Deceased.

27 2. That the property which is being offered for sale is an unimproved parcel located on

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1 Stephanie Way in Douglas County, Nevada and is more particularly described as follows, to wit:

2 All that real property situate in the County of Douglas, State of
3 Nevada described as follows:

4 The West 180 feet of the North 1/2 of the Northwest 1/4 of the
5 Northwest 1/4 of the Section 34, Township 14 North, Range 20 East
6 M.D.B. & M.

7 Excepting therefrom that portion set forth in Roadway Dedication
8 from Charles Edwards and wife to the County of Douglas, State of
9 Nevada recorded April 24, 1961 in Book 6, Page 148, as File No.
10 17611 of Official Records.

11 APN: 21-160-09

12 3. That record title to the above described property is held by the Decedent RUTH G.
13 HUTCHINS and her husband RICHARD M. HUTCHINS who predeceased her on February 10, 1998,
14 and that said property was held by RICHARD M. HUTCHINS and RUTH G. HUTCHINS as joint
15 tenants with right of survivorship and that upon her husband's death, the Decedent RUTH G.
16 HUTCHINS as the surviving joint tenant acquired all of her husband's right, title and interest in the
17 above described property.

18 4. That said property was appraised within the last twelve months by Mark Rasmussen as
19 having a fair market value of \$39,000.00.

20 5. That pursuant to the power given to her in the Last Will and Testament, the Executrix
21 engaged Edwina Richter of Coldwell Banker Itildo, Inc. as the listing and sales agent for the Estate.
22 That on August 2, 1999, Coldwell Banker received a Land Purchase Agreement from Terry J. Palmitier
23 and Anne L. Ham who offered to purchase the property from the Estate "as is" for the total purchase
24 price of \$44,000.00 cash - all according the terms set forth in the Land Purchase Agreement, a copy of
25 which is attached to the Report of Sale and Petition for Confirmation of Sale as Exhibit A and
26 incorporated herein by reference. That subject to the terms of the Addendum attached to the Report of
27 Sale and Petition for Confirmation of Sale as Exhibit B, the Executrix agreed to selling the subject
28 property to Terry J. Palmitier and Anne L. Ham subject to the terms of the Land Purchase Agreement
and Addendum.

1 6. That it appears the sale of the above described property was legally and fairly conducted,
2 that the offer received is the highest and best offer which can be expected, that notice of the Report of
3 Sale of Real Property and Petition for Confirmation of Sale was duly and properly given, that no
4 additional offers or bids have been made or received, and that it appears to be in the best interest of the
5 Estate that the sale of the property as reported herein be confirmed, and GOOD CAUSE OTHERWISE

6 APPEARING:

7 IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

8 1. That the Report of Sale of Real Property and Petition for Confirmation filed by JOYCE
9 BLACK as the Executrix for the Estate of RUTH G. HUTCHINS be and the same is hereby approved;

10 2. That the joint interest of RICHARD M. HUTCHINS in the above described property be
11 and is hereby terminated in favor of the Estate of RUTH G. HUTCHINS.

12 3. That the sale of the property located Stephanie Way, Minden, Nevada, as more
13 particularly described above be and the same is hereby confirmed to Terry J. Palmitier and Anne L. Ham
14 for the total purchase price of \$44,000.00 cash from which said amount shall be deducted the real estate
15 commissions, the cost of providing an owner's policy of title insurance, the transfer tax and one-half of
16 the escrow fees and closing costs and the other charges as specified in the Land Purchase Agreement and
17 Addendum attached to the Report of Sale of Real Property and Petition for Confirmation on file with
18 the Court.

19 4. That JOYCE BLACK as the Executrix of the Estate of RUTH G. HUTCHINS be and she
20 is hereby authorized to execute and deliver a deed conveying to the BUYERS all the right, title and
21 interest of the Decedent and the Decedent's husband RICHARD M. HUTCHINS who predeceased her
22 in and to the above described property, and to execute and deliver into escrow any and all escrow
23 instructions, deeds or other documents necessary to effectuate the sale and transfer the Decedent's
24 interest and title to the above described property as provided for herein and to receipt the net proceeds
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1 from the sale on behalf of the Estate of RUTH G. HUTCHINS.

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DATED this 2nd day of September, 1999.

Peter J. Brown
DISTRICT JUDGE

CERTIFIED COPY
The document to which this certificate is attached is a full, true and correct copy of the original on file and stored in my office.
DATE: 9-2-99
AMY HARVEY, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.
By _____ **SEAL** Deputy



REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 SEP 30 PM 12:06

LINDA SLATER
RECORDER

\$10⁰⁰ PAID KZ DEPUTY

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